



Presented by:
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Richmond, Westwind

MLS# V1052638

Residential Detached

11111 NO 2 RD RD, V7E 2E6

Active



List Price:	\$719,900	Previous Price:	\$759,000
		Original Price:	\$769,000
Complex/Subdiv: STEVESTON			
Frontage:	55.00 ft	Bedrooms:	3
Depth/Size:	120	Bathrooms:	2
Lot Area SqFt:	6,600	Full Baths:	1
Rear Yard Exp:	W	Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	Yes	Zoning:	SF
View:	N		
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water			
PID:	004-314-387	Type:	House/Single Family
Approx Yr Blt:	1971	Age at List Date:	43
Taxes:	\$3,241 (2013)		

Style of Home:	3 Level Split	Total Parking:	8	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Slab	Parking Facilities:	Carport; Multiple		
Exterior:	Wood				
Rainscreen:	No	R/I Plumbing:	No	Dist to Public Trans:	
Type of Roof:	Asphalt			Dist to School Bus:	
Renovations:		Reno Year:		Possession:	
Flooring:	Wall/Wall/Mixed	Title to Land:	Freehold NonStrata		
Water Supply:	City/Municipal	Seller's Interest:	Registered Owner, Court Ordered Sale		
Heat/Fuel:	Forced Air, Natural Gas	Mortgage Info:	\$0		
No. of Fireplaces:	2	R/I Fireplaces:	0	Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	Gas - Natural			Out Buildings:	/Workshop Sz: tool shed
Outdoor Area:	Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL 38771 LT 28 BLK 3N LD 36 SEC 1 RNG 7W
 Amenities: None
 Site Influences: Central Location, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	22' X 13'			X			X
Main F.	Dining	10' X 11'			X			X
Main F.	Kitchen	15' X 10'			X			X
Main F.	Eating Area	7' X 10'			X			X
Above	Master Bedroom	13'6 X 10'6			X			X
Above	Bedroom	10' X 10'			X			X
Above	Bedroom	10' X 9'			X			X
Below	Family Room	19' X 13'6			X			X
Below	Laundry	15' X 10'			X			
		X			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	516	Total # Rooms:	9
Finished Floor Up SqFt:	528	# Kitchens:	1
Finished Floor Down:	516	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	1,560	Basement Area:	None
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	1,560		7
			8

Listing Broker(s): RE/MAX LifeStyles Rlty(PtMdwS)

Centrally located property. Close to downtown Richmond, Freeway to Gulf Islands and Seattle. Great fix me upper and starter Home. 24 hour to show would be helpful. Bring your offers.. Thanks ..



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Richmond, McNair

MLS# V1052917

Residential Detached

10471 ALGONQUIN DR, V7A 3A5

Active



List Price: \$899,000 Previous Price:
 Original Price: \$899,000

Complex/Subdiv:

Frontage: 69.00 ft Bedrooms: 3 PID: 003-588-181
 Depth/Size: Bathrooms: 3 Type: House/Single Family
 Lot Area SqFt: 0 Full Baths: 3 Approx Yr Blt: 1975
 Rear Yard Exp: S Half Baths: 0 Age at List Date: 39
 Meas Type: Feet If New GST/HST Incl: Taxes: \$3,634 (2013)
 Flood Plain: Zoning: RES

View: N
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 3 Level Split Total Parking: 4 Covered Parking: 2
 Construction: Frame - Wood Parking Access: Front
 Foundation: Concrete Perimeter Parking Facilities: Garage; Double
 Exterior: Vinyl, Wood
 Rainscreen: R/I Plumbing: Dist to Public Trans: Dist to School Bus:
 Type of Roof: Asphalt Possession:
 Renovations: Completely Reno Year: 2006 Title to Land: Freehold NonStrata
 Flooring: Hardwood, Mixed Seller's Interest: Court Ordered Sale
 Water Supply: City/Municipal Mortgage Info: \$0
 Heat/Fuel: Forced Air, Radiant
 No. of Fireplaces: 2 R/I Fireplaces: Property Disclosure: N - FORECLOSURE
 Fireplace Fuel: Wood Out Buildings:
 Outdoor Area: Balcony(s); Patio(s) or Deck(s)
 Pad Rental:
 Fixtures Leas: N
 Fixt Removed: N

Legal: LT 442 SEC 26 B4N R6W NWD PL 44828
 Amenities:
 Site Influences: Central Location, Private Setting
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21' X 14'			X			X
Main F.	Dining	12' X 10'			X			X
Main F.	Kitchen	17' X 11'5			X			X
Above	Bedroom	14' X 13'			X			X
Above	Bedroom	12' X 16'			X			X
Above	Bedroom	8' X 16'			X			X
Below	Den	12' X 12'			X			X
Below	Family Room	17' X 13'			X			X
Below	Games Room	16' X 18'			X			X
		X			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>
Main Floor Area SqFt:	900	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	750	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Down:	750	3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	2,400	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	2,400	8

Total # Rooms: 9
 # Kitchens: 1
 Finished Levels: 3
 Crawl/Bsmt Height:
 Basement Area: Fully Finished
 Suite: None

Listing Broker(s): Royal LePage West R.E.S. (Sur)

Wow! This home was taken down to studs in 2005, brand new everything, plumbing, wiring, roof, siding, flooring, kitchen & bathrooms. Huge open kitchen to living room & dining room island. Huge den & office. 800 sq ft was added inclosing garage & rooms above. All renos done with permits virtually a new house. Minor finishing to be done. Railings on rear deck & in living room. This is a must see, will sell fast!



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Richmond, Riverdale RI

MLS# V1054760

Residential Detached

6691 GIBBONS DR, V7C 2E2

Active



List Price: \$1,049,000 Previous Price:
 Original Price: \$1,049,000

Complex/Subdiv: GIBBONS

Frontage:	84.00 ft	Bedrooms:	4	PID:	007-501-242
Depth/Size:	130	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	7,834	Full Baths:	2	Approx Yr Blt:	1972
Rear Yard Exp:	W	Half Baths:	1	Age at List Date:	42
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$4,893 (2013)
Flood Plain:		Zoning:	R1E		

View:

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home:	2 Storey	Total Parking:	5	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Single		
Exterior:	Mixed				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	1 BLK
Type of Roof:	Asphalt			Dist to School Bus:	1 BLK
Renovations:		Reno Year:		Possession:	
Flooring:	Wall/Wall/Mixed			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Forced Air			Mortgage Info:	\$0
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	N - COURT ORDER SALE
Fireplace Fuel:	Wood			Out Buildings:	
Outdoor Area:	Sundeck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL 37586 LT 153 BLK 4N LD 36 SEC 11 RNG 7W

Amenities:

Site Influences: Central Location, Shopping Nearby

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 14'	Above	Laundry	7' X 5'			X
Main F.	Dining	14' X 14'						X
Main F.	Kitchen	14' X 13'						X
Main F.	Eating Area	10' X 13'						X
Main F.	Den	13' X 12'						X
Main F.	Family Room	15' X 10'						X
Above	Master Bedroom	16' X 14'						X
Above	Bedroom	11' X 9'						X
Above	Bedroom	11' X 9'						
Above	Bedroom	10' X 10'						

Floor Area (SqFt):

Main Floor Area SqFt: 1,260
 Finished Floor Up SqFt: 1,250
 Finished Floor Down: 0
 Finished Floor Bsmt SqFt: 0
 Total Finished Floor SqFt: 2,510

Total # Rooms: 11
 # Kitchens: 1
 Finished Levels: 2
 Crawl/Bsmt Height:
 Basement Area: None

Bathrooms

1 4 Piece; Ensuite: N; Level: Above
 2 4 Piece; Ensuite: Y; Level: Above
 3 2 Piece; Ensuite: N; Level: Main F.
 4
 5
 6
 7
 8

Unfinished Floor: 0
 Grand Total Floor Area: 2,510

Suite:

Listing Broker(s): RE/MAX Austin Kay Realty

Excellent building lot or investment property in a prime location surrounded by new Million Dollar homes. Wide 84' frontage with a total of 7834 sq ft allows you to build a 3600 sq ft home plus a 3 car garage. Solid 2 level 2510 sq ft 4 bedroom + den home. Excellent location within walking distance to Thompson Elementary, Burnett Secondary & Terra Nova Shopping Mall.



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Richmond, Lackner

MLS# V1037632

Residential Detached

9671 HADDON CT, V7E 6H5

Active



List Price: \$1,588,000 Previous Price: \$1,688,000
 Original Price: \$1,888,000

Complex/Subdiv:

Frontage:	43.60 ft	Bedrooms:	6	PID:	010-490-353
Depth/Size:		Bathrooms:	4	Type:	House/Single Family
Lot Area SqFt:	12,567	Full Baths:	3	Approx Yr Blt:	1988
Rear Yard Exp:	SW	Half Baths:	1	Age at List Date:	25
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$5,783 (2013)
Flood Plain:		Zoning:	RS1B		

View:

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home:	2 Storey	Total Parking:	5	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	1 BLK
Type of Roof:	Fibreglass			Dist to School Bus:	1/2 BLK
Renovations:		Reno Year:		Possession:	
Flooring:	Wall/Wall/Mixed			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Radiant, Natural Gas			Mortgage Info:	\$0
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Fenced Yard, Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL 77357 LT 18 BLK 4N LD 36 SEC 25 RNG 7W
 Amenities: Pool; Outdoor
 Site Influences: Central Location, Recreation Nearby, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'0 X 13'0	Main F.	Bedroom	12'0 X 11'0			X
Main F.	Dining	15'0 X 13'0	Above	Bedroom	12'0 X 11'0			X
Main F.	Family Room	20'0 X 14'0	Above	Bedroom	12'0 X 11'0			X
Main F.	Kitchen	12'0 X 11'0	Above	Games Room	18'0 X 14'0			X
Main F.	Eating Area	12'0 X 11'0			X			X
Main F.	Bedroom	12'0 X 10'6			X			X
Main F.	Other	8'0 X 8'0			X			X
Main F.	Laundry	7'0 X 8'0			X			X
Main F.	Bedroom	16'4 X 13'4			X			
Above	Master Bedroom	17'0 X 13'0			X			

Floor Area (SqFt):		Total # Rooms:	14	Bathrooms	
Main Floor Area SqFt:	2,219	# Kitchens:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	1,672	Finished Levels:	2	2	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	Crawl/Bsmt Height:		3	5 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt:	0	Basement Area:	None	4	5 Piece; Ensuite: N; Level: Above
Total Finished Floor SqFt:	3,891			5	
				6	
Unfinished Floor:	0	Suite:		7	
Grand Total Floor Area:	3,891			8	

Listing Broker(s): RE/MAX Austin Kay Realty

Stunning 3891 sq ft home on a park like 12,567 sq ft lot. Totally redone sunny South West exposed back yard with brand new swimming pool, tiled walkways & sitting areas all beautifully landscaped in a resort like setting. In total there are 6 bedrooms plus games room with 3.5 bathrooms. Main floor conveniently has a bedroom with full ensuite great for the nanny or elderly. Excellent floor plan with large entertainment sized rooms & double staircase. Perfectly located in a quiet cul-de-sac just half a block from Wowk Elementary School & Park.



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Richmond, Riverdale RI

MLS# V1037155

Residential Detached

4151 GRANVILLE AV, V7C 1E1

Active



List Price:	\$2,218,900	Previous Price:	\$2,288,000
		Original Price:	\$2,423,900
Complex/Subdiv:			
Frontage:	66.00 ft	Bedrooms:	5
Depth/Size:	220	Bathrooms:	8
Lot Area SqFt:	14,553	Full Baths:	6
Rear Yard Exp:	N	Half Baths:	2
Meas Type:	Feet	If New GST/HST Incl:	Taxes: \$10,185 (2013)
Flood Plain:		Zoning:	SFD
View:	N		
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

Style of Home:	2 Storey	Total Parking:	4	Covered Parking:	3
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Garage; Triple		
Exterior:	Mixed, Stone, Stucco				
Rainscreen:		R/I Plumbing:	Dist to Public Trans:	1 BLK	Dist to School Bus: 1 BLK
Type of Roof:	Tile - Concrete		Possession:		
Renovations:		Reno Year:	Title to Land:	Freehold NonStrata	
Flooring:	Hardwood, Tile, Wall/Wall/Mixed		Seller's Interest:	Court Ordered Sale	
Water Supply:	City/Municipal		Mortgage Info:	\$0	
Heat/Fuel:	Hot Water, Radiant				
No. of Fireplaces:	4	R/I Fireplaces:	Property Disclosure:	Y	
Fireplace Fuel:	Gas - Natural		Out Buildings:		
Outdoor Area:	Fenced Yard, Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal:	PL BCP24144 LT B BLK 4N LD 36 SEC 11 RNG 7W
Amenities:	Air Cond./Central, Pool; Outdoor
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby
Features Incl:	Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Swimming Pool Equip., Vacuum R.I.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'6" X 13'6"	Above	Bedroom	13' X 12'			X
Main F.	Kitchen	17'4" X 17'4"	Above	Games Room	20' X 13'			X
Main F.	Dining	16' X 12'						X
Main F.	Den	13' X 11'						X
Main F.	Eating Area	14' X 13'						X
Main F.	Media Room	18' X 14'						X
Main F.	Bedroom	13' X 12'						X
Above	Master Bedroom	20' X 16'						X
Above	Bedroom	14' X 12'						X
Above	Bedroom	13' X 12'						X

<u>Floor Area (SqFt):</u>			<u>Bathrooms</u>		
Main Floor Area SqFt:	2,967	Total # Rooms:	12	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	2,464	# Kitchens:	1	2	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	Finished Levels:	2	3	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:		4	6 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt:	5,431	Basement Area:	None	5	4 Piece; Ensuite: Y; Level: Above
				6	4 Piece; Ensuite: Y; Level: Above
Unfinished Floor:	0	Suite:		7	4 Piece; Ensuite: Y; Level: Above
Grand Total Floor Area:	5,431			8	2 Piece; Ensuite: N; Level: Above

Listing Broker(s): Macdonald Realty Westmar

Court Ordered Sale. Property in good condition. Riverdale area close to Terra Nova. An entertainment home sitting on a huge lot (14,553 sf) with an outdoor swimming pool and a whirlpool, well laid out floor plan with 5 bedrooms with ensuite den, a media room, a large family room and a games room in a quiet corner on the upper level. Solid construction with 2x6 by Dakota, 5432 sf living area equipped with air-conditioning, HRV, high ceiling, 3 fireplaces, 3-car garage, extra parking space and much more.